

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
CITY COUNCIL CHAMBERS
May 27, 2008**

1. Present

Commissioners:

Fred A. Terry, Chair
Sherwood Bishop, Vice Chair
Bill De Soto
Steve Cline
Ryan Thomason
Bill Taylor
Curtis Seebeck (absent)
Ruben Becerra (absent)
Randy Bryan (left at 7:00 p.m.)

City Staff:

Cecil Pennington, Interim Director of Planning
Phil Steed, Planner
Chance Sparks, Sr. Planner
Janis Hendrix, Recording Secretary
Laurie Anderson, Assistant City Manager
Rick Menchaca, City Manager

Others Present: Brenda Remme, Kaare Remme, Ed Theriot and Chris Carson.

2. Call to Order and Announce a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Terry at 6:00 p.m. on Tuesday, May 27, 2008 in the Council Chambers of the City of San Marcos City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

3. Citizen Comment Period

There were no citizen comments.

4. CUP-08-12. Remove from the table and consider a request by Ron Balderach, on behalf of Kaare and Brenda Remme, for a Conditional Use Permit to allow construction of a single-family detached house in a "P" Public and Institutional zoning district located at 1132 Belvin Street.

MOTION: Upon a motion made by Commissioner Taylor and second by Commissioner Thomason, the Commission voted seven (7) for and none (0) opposed to remove from the table CUP-08-12. The motion carried unanimously.

Staff recommended that the request be approved with the conditions that the owner replat the property such that the proposed structures do not cross lot lines and meet development standards as required to Table 4.1.6.1 of the Land Development Code; comply with all other applicable Local, State and/or Federal requirements, in addition, with respect to the replatted lot upon which the proposed single-family residence and related structures will be constructed: maintain single-family residential use as required by Section 4.3.4.5 of the Land Development Code, unless this CUP is subsequently amended; restrict impervious cover as required by Section 5.2.3.1 of the Land Development Code; and amend the Conditional Use Permit and comply with requirements for a Watershed Protection Plan if the use changes from single-family residential.

MOTION: Upon a motion made by Commissioner Bishop and second by Commissioner Thomason, the Commission voted seven (7) for and none (0) opposed, to approve CUP-08-12 with the conditions that owner replat the property such that the proposed structures do not cross lot lines and meet development standards as required to Table 4.1.6.1 of the Land Development Code; comply with all other applicable Local, State and/or Federal requirements, in addition, with respect to the replatted lot upon which the proposed single-family residence and related structures will be constructed: maintain single-family residential use as required by Section 4.3.4.5 of the Land Development Code, unless this CUP is subsequently amended; restrict impervious cover as required by Section 5.2.3.1 of the Land Development Code; and amend the Conditional Use Permit and comply with requirements for a Watershed Protection Plan if the use changes from single-family residential. The motion carried unanimously.

5. PC-07-26(03). Consider a request by Ed Theriot, Mitchell Planning Group on behalf of W.C. Carson for the approval of a Final Plat for Hays County Government Center Campus, consisting of approximately 55 acres located at Wonder World and Stagecoach Trail.

Phil Steed explained that the final plat has been reviewed for consistency with existing City Ordinances and policies. He stated that the Planning and Zoning Commission approved the concept plan and preliminary plat on November 13, 2007. The Engineering Department has accepted the Watershed Protection Plan, Phase Two and Public Improvements Construction Plans as substantially complete. Staff recommended approval with conditions.

Cecil Pennington advised the Commission that staff and the applicant had been discussing the project and the applicant suggested the item be tabled to the end of the agenda to allow them time to discuss language amendments.

MOTION: Upon a motion made by Commissioner Bishop and second by Commissioner Thomason, the Commission voted seven (7) for and none (0) opposed, to table the item to a later time on the agenda. The motion carried unanimously.

6. Planning Issues

Hold a public hearing and make a recommendation on the 2009 Capital Improvements Plan.

Chair Terry opened the public hearing. There were no public comments, and the public hearing was closed.

Chance Sparks advised that amendments to the CIP were included in the Summary and Potential Project List handouts provided to the Commission. Mr. Sparks gave an overview of the Capital Improvement Plan Summary and Potential Project List. The Commission and staff discussed the amendments to the CIP.

MOTION: Upon a motion made by Commissioner Bishop and second by Commissioner Bryan, the Commission voted seven (7) for and none (0) opposed, to recommend that the Capital Improvements Plan be approved by City Council as submitted. The motion carried unanimously.

MOTION: Upon a motion made by Commissioner Taylor and second by Commissioner DeSoto, the Commission voted seven (7) for and none (0) opposed, to remove from the table PC-07-26(03). The motion carried unanimously.

Phil Steed advised the Commission that upon deliberation, the property owner, applicant and staff have agreed to conditions of the final plat. Staff recommended approval of the request subject to the removal of plat note #9 referring to compliance with the Drainage and Erosion Control Ordinance, revise language in plat note #15 adding that any floodplain reclamation (development or modification per FEMA CLOMR) will also require a Qualified Watershed Protection Plan approved by the City of San Marcos Planning & Zoning Commission, full R-O-W dedication of Stagecoach Trail across Lot 2, Block C.

MOTION: Upon a motion made by Commissioner Taylor and second by Commissioner DeSoto, the Commission voted seven (7) for and none (0) opposed, to approve PC-07-26(03) subject to the removal of plat note #9 referring to compliance with the Drainage and Erosion Control Ordinance, revise language in plat note #15 adding that any floodplain reclamation (development or modification per FEMA CLOMR) will also require a Qualified Watershed Protection Plan approved by the City of San Marcos Planning & Zoning Commission, full R-O-W dedication of Stagecoach Trail across Lot 2, Block C. The motion carried unanimously.

Rick Menchaca, City Manager, arrived at the meeting, offered his assistance and advised the Commission to inform staff on how he could be of assistance to the Commission. Mr. Menchaca summarized his background and work history to the Commission.

7. Planning Director's Report

Cecil Pennington pointed out that the Final Report of the Code Cost Comparative Study between San Marcos, New Braunfels, Kyle and Buda was presented to the Commission at the May 13, 2008 Planning Commission meeting. Mr. Pennington provided the Commission with statistics related to building permits and single family homes built on 4,500 and 6,000 square foot lots.

Cecil Pennington announced that on May 20, 2008, the City Council appointed the Planning and Zoning Commission to the CIP Advisory Committee. The Committee will work with consultants regarding impact fees. Mr. Pennington advised the Commission that a thirty minute workshop will be held at the beginning of the June 10, 2008 Planning Commission meeting. He stated that August or September is the anticipated time frame for completion.

Cecil Pennington reminded the Commission that Downtown Master Plan comments were due on May 20, 2008. He stated comments will be submitted to the consultant and anticipate a 30 day turnaround time. In addition, staff is proposing a joint Planning Commission and City Council workshop on July 1, 2008 to receive a presentation by the consultants. Mr. Pennington asked the Commission to submit comments on Wednesday morning, May 28, 2008 if necessary.

8. Commissioners' Report

Commissioner Bishop congratulated the Planning staff on their job performance.

9. Consider approval of the minutes from the Regular Meeting of March 13, 2008.

MOTION: Upon a motion made by Commissioner Bishop and second by Commissioner DeSoto, the Commission voted four (4) for and none (0) opposed and two (2) abstained, to approve the Regular Meeting Minutes of May 13, 2008 with corrections. The motion carried unanimously.

10. Questions and answers from the Press and Public.

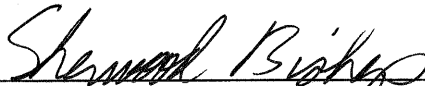
There were no questions.

11. Adjournment

MOTION: Upon a motion made by Commissioner Thomason and second by Commissioner Taylor, the Commission voted seven (7) for and none (0) opposed, to adjourn the regular meeting of the Planning and Zoning Commission at 7:06 p.m. on Tuesday, May 27, 2008. The motion carried unanimously.



Fred A. Terry, Chair



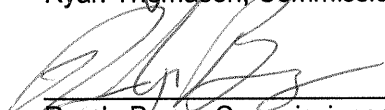
Sherwood Bishop, Vice-Chair



Ryan Thomason, Commissioner



Bill DeSoto, Commissioner



Randy Bryan, Commissioner




Steve Cline, Commissioner



Bill Taylor, Commissioner

ATTEST:



Francis Serna, Recording Secretary